

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**NOVEMBER 3, 2008 3:00 P.M.**  
**ROOM S-330 CITY HALL**  
**ST. PAUL, MINNESOTA**

**RESULTS AGENDA**

**NOTE:** The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its meeting.

I. APPROVAL OF MINUTES OF OCTOBER 20, 2008  
*Approved*

II. NEW BUSINESS

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|--|---|
| A. Applicant<br>Location<br>Zoning<br>Purpose: <u>MINOR VARIANCE</u> | - <b>Richard Ponte</b> (#08-184256)<br>- 561 Dale Street North<br>- TN2<br>- A variance of the separation requirements in order to move a new larger garage onto the property. A minimum 6-foot separation is required from the principle structure to the garage in order to be considered detached, 5 feet is proposed for a variance of 1 foot.<br><i>Approved</i> <span style="float: right;"><b>7-0</b></span> |
| B. Applicant<br>Location<br>Zoning<br>Purpose: <u>MINOR VARIANCE</u> | - <b>Jose Evariste Ibarra Ramirez</b> (#08-174281)<br>- 1221 Flandrau Street<br>- R3<br>- A variance of the off-street parking regulations in order to park a vehicle in a required front yard. The applicant is proposing to convert his attached garage into habitable space and expand his existing parking space.<br><i>Laid over two weeks to 11/17/08.</i>  |
| C. Applicant<br>Location<br>Zoning<br>Purpose: <u>MINOR VARIANCE</u> | - <b>Malcolm Wallace Houle</b> (#08-176931)<br>- 1260 Blair Avenue<br>- R4<br>- A variance of the side yard setback in order to legalize a covered side entryway that was built up to the property line. A 4-foot sideyard setback is required, 0 is proposed for a variance of 4 feet.<br><i>Continued two weeks to 11/17/08.</i>  |

- D. Applicant - **Robert Lunieski – 2075 Ford Parkway LLC**  
(#08-177084)
- Location - 2073 Ford Parkway
- Zoning - B2; Sign-Highland
- Purpose: MAJOR VARIANCE - A variance of the parking regulations in order to establish a new restaurant in a space previously used as a photo studio. The previous use required 4-off street spaces, the new requires 32 spaces for a variance of 28 off street parking spaces. No off-street parking is available.  
**Denied** **5-2**
- E. Applicant - **Zuleyma M. Corado** (#08-178838)
- Location - 315 Point Douglas Road North
- Zoning - R4
- Purpose: MINOR VARIANCE - A variance in order to establish a surface parking space in a required front yard setback. The current concrete driveway is 16 feet 8 inches wide. The new parking will be 11 feet wide for an overall driveway width of 27 feet 8 inches. Six and a half feet of the length of the new pad will be in a non-required side yard. This is an Earl McLean 2008 RSVP street project driveway.  
**Denied** **7-0**

### III. ADJOURNMENT

Board of Zoning Appeal Members: Please call John Hardwick (266-9082) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

**APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.**